



REQUEST FOR CITY PLAN COMMISSION REVIEW

Date:	July 6, 2021; July 19, 2021; August 2, 2021
Applicant:	City of Clayton
Project Type:	Proposed amendments to Chapter 410 Overlay and Urban Design Zoning Districts
Staff:	Susan M. Istenes, AICP, Planning Director
Summary:	Proposed amendments to repeal and replace the CBD Core Overlay District Standards and the Downtown District Standards and to consider Design Guidelines associated therewith resulting from the recently completed Downtown Overlay District study by H3 Design Studios

The following documents are attached to this memo:

1. Ordinance of Adoption for Development Standards
2. Draft Design Standards (text)

UPDATE:

This is the second public hearing for this item; the first was held on July 19. There were two outstanding items that were unaddressed from the July 19 meeting. The first is the Commission's request for a definition of "small lot" (see page 11 of attached ordinance highlighted in red); the second, the Commission request for a numerical limit on the amount of façade coverage (see page 31 of attached ordinance highlighted in red). Both items have since been provided by the consultant and are noted in Staff's recommendation at the end of this report. The Board of Aldermen held their first public hearing on July 27. Noted below is the adoption schedule:

Date	Board	Action
July 19, 2021	PC/ARB	First Public Hearing
July 27, 2021	Board of Aldermen	First Public Hearing
August 2, 2021	PC/ARB	Second Public Hearing
August 10, 2021	Board of Aldermen	Second Public Hearing

This is the second of two public hearings to consider proposed code amendments to Chapter 410. Overlay District Standards, to repeal Articles III and IV and replace these articles with new development standards for the proposed Northeast Downtown Overlay zoning district. This district modifies the boundaries of the existing CBD and Downtown Overlay Districts and updates the development standards to create a single overlay district in the northeast area of downtown Clayton. The proposed development standards are formatted to replace these two Articles and are attached to this report. These items will be considered by the Board of Aldermen at public hearings scheduled for July 27 and August 10.

Different from the development standards, the proposed Design Guidelines are not adopted by ordinance, rather the Plan Commission considers the draft guidelines and chooses to accept them or modify them during this meeting. These guidelines will then be published by the City, much like the current city-wide Architectural Review standards which apply city-wide (except as modified by regulatory design districts and overlay zoning districts). These guidelines are intended to be used in concert with the development standards and will be used to evaluate future development projects in this area of the City to ensure development and redevelopment reflects the City's currently desired architectural style and design of buildings and space within the new overlay district boundaries.

BACKGROUND AND SUMMARY

H3 Design Studios has been under contract with the City of Clayton to assist the City with updating the two Downtown Overlay Zoning Districts (CBD and Downtown Core). On June 21, 2021 H3 Studio presented an informational overview of the study process, to the Plan Commission, summarizing the public process that was undertaken, which culminated in the draft development standards and design guidelines that are presented in this report. This meeting is the first of two meetings to consider adoption of the draft development standards and design guidelines.

The Downtown/Core Downtown overlay district evaluation and study was conducted over a period of approximately 18 months, culminating in April 2021. H3 Studio first began a study of this area by conducting an on-site survey of existing conditions within the project area followed by interactive work sessions with the Board of Aldermen, Clayton Plan Commission, the Planning Department and a steering committee comprised of key developers, property owners, residents and business owners within the immediate study area, gathering feedback in order to establish the vision, principles and parameters for the design and development guidelines and the development standards.

These development standards and guidelines are intended to provide the City of Clayton's Department of Planning and Development Services; Architectural Review Board; Planning Commission; Board of Adjustment; and Board of Aldermen with a place-specific and form-based code framework by which to evaluate new development proposals and construction projects within the specified area. These standards and guidelines will operate within the vision of the Downtown Clayton's Master Plan North Central District and identified Pedestrian Priority Zones, as identified in the Policy and Infrastructure sections of the 2010 Downtown Clayton Master Plan Update and Retail Strategy.

Based on the information gathered at the work sessions, H3 Studio created preliminary design guidelines and regulatory standards which included area options for building height, building placement, building uses, encroachments, parking and upper floor setback and other parameters, for review and comment by the project stakeholders. The culmination of this 18 month process resulted in the final draft ordinance and development guidelines attached to this report for the Plan Commission/Architectural Review Boards consideration for adoption.

Staff Recommendation

Consider the draft development standards and design guidelines attached to this report and make a recommendation for approval to the Board of Aldermen, with the following sections to be modified as noted below:

- Section 410.110. D. Whenever possible, develop with smaller lot increments **not to exceed 100 feet in width**. Consider de-coupling parking to assist in this scale of development.
- Section 410.130. D. Bay Windows and Oriel Windows, Dimensional Requirements: **{Add} Must have a maximum coverage of fifty percent (50%) of the Building Façade.**